

Multi-family Residential (MR) Ordinance

Fact Sheet

The Multi-family Residential (MR) District is an important tool for protecting existing and developing multi-family residential areas and building forms from the incompatible uses resulting from intense highway-oriented development and to preserve and restore existing, traditional and pedestrian-scale buildings in established, historic multi-family residential districts. The purpose of this district is to encourage a balanced mix of uses to include residential uses with small accessory retail uses and to facilitate safe, attractive and convenient pedestrian circulation.

Current multi-family district regulations have resulted in mono-use, automobile-oriented residential uses which are incompatible with the scale, character and needs of adjacent residential neighborhoods as well as commercial districts. In many areas of the City, gated communities with unit entrances facing large internal parking lots have replaced pedestrian-oriented building forms relating to the street. This type of development has contributed to the destruction of the traditional character of many of our intown residential and commercial districts. The new MR district would protect and rebuild our multi-family districts by establishing appropriately designed and scaled housing types with ground-level, neighborhood serving accessory retail in a pedestrian-friendly manor. The district regulations include design standards with minimum requirements for sidewalks, street trees, shop fronts and pedestrian entrances located adjacent to sidewalks, and parking that is placed to the rear or side of buildings.

The MR district establishes the following minimum requirements to protect and revitalize existing commercial districts:

- Establishment of multi-family residential uses with the allowance of ground level, neighborhood-serving retail uses.
- Maximum building heights.
- Minimum side and rear yards.
- Maximum block face lengths.
- Requirements for sidewalks and street trees.

City staff will be available to work with neighborhoods, businesses and property owners, to determine if a property is appropriate for a MR district. This district is intended to be an alternative to the existing Residential General (RG) multi-family districts. The rezoning of any properties to the MR designation will follow the standard process for rezonings of going to the Zoning Committee of Council, the affected NPU, the Zoning Review Board, back to the Zoning Committee of Council and finally to the full City Council. This process takes a minimum of three months to complete.

For questions/comments please contact the Bureau of Planning at 404/330-6145, or visit our website for a copy of the ordinance at:

www.ci.atlanta.ga.us/citydir/dpdnc/current.htm